



131 Court Road, Barry CF63 1ET £145,000 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

****IDEAL INVESTMENT OR FIRST HOME**** A spacious three bedroom town house conveniently located close to Barry Town Centre and in walking distance to Cadoxton train station. Briefly comprising entrance hallway and storage cupboard to the ground floor. To the first floor; living room to front, dining room and a fitted kitchen. To the second floor, three bedrooms, bathroom and WC. To the front a courtyard. To the rear a communal enclosed garden mainly laid to lawn. Benefiting from double glazing, gas central heating.



FRONT

Shared pathway leading to uPVC obscured glass front door into entrance hallway.

Entrance Hallway

Textured ceiling, papered walls, fitted carpet flooring, carpet stairs rising to the first floor. Under stairs storage cupboard.

FIRST FLOOR

Textured ceiling, Papered walls, fully fitted carpet flooring, wall mounted radiator, doors leading to kitchen, main living room and storage area, carpet staircase leading to 2nd floor.

Kitchen

9'10 x 9'5 (3.00m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls, fully fitted wall and base units. Space for fridge freezer, space for washing machine, gas cooker and electric fan oven, stainless steel sink, UPVC double glazed window overlooking rear, ceramic tile splashback, laminate flooring, door leading to dining room.

Living Room

18'5 x 10'10 (5.61m x 3.30m)

Smoothly plastered ceiling, papered walls, fitted carpet flooring, gas fireplace, wall mounted radiator, UPVC double glazed window to front of property, door leading to dining room.,

Dining Room

15'1 x 9'5 (4.60m x 2.87m)

Textured ceiling, papered walls, fully fitted carpet flooring, wall mounted radiator, UPVC double glazed windows overlooking rear.

SECOND FLOOR

Textured ceiling, papered walls, fully fitted carpet, doors leading to bedrooms, family bathroom and storage area.

W.C

2'11 x 9'5 (0.89m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls, close couple toilet, UPVC obscured glass window to rear, laminate flooring.

Family Bathroom

5'10 x 9'5 (1.78m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls, splash back tiles, laminate flooring, wall mounted radiator, obscured glass UPVC window to rear, bath with overhead electric shower, pedestal wash hand basin.

Main Bedroom

12'8 x 10'10 (3.86m x 3.30m)

Textured ceiling, papered walls, fully fitted carpet flooring, wall mounted radiator, UPVC double glazed window to front of property.

Bedroom Two

16'2 x 9'5 (4.93m x 2.87m)

Textured ceiling, papered walls, fully fitted carpet, wall mounted radiator, UPVC window overlooking the rear of property.

Bedroom Three

12'3 x 8'6 (3.73m x 2.59m)

Smoothly plastered ceiling, papered walls, laminate flooring, wall mounted radiator, UPVC double glazed window to front of property.

COUNCIL TAX

Council tax band B

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

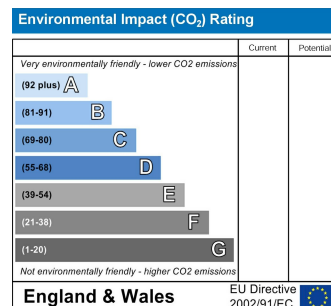
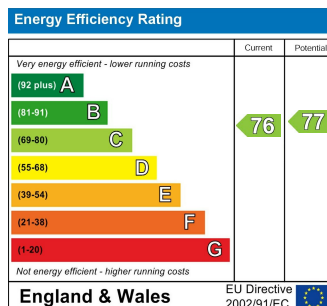
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is . You are advised to check these details with your solicitor as part of the conveyancing process.



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